Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1347539 DEEDWARR
11/18/2025 10:55:05 AM 2 pgs
Fees: $13.00 Taxes: $1,424.50
20251118-0091721

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF November, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Sep. 21, 2026

THIS INSTRUMENT WAS PREPARED BY
Evergreen Settlement Services, LLC, 3401 Mallory Lane, #200, Franklin, TN. 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP0PARCEL NO.(S)
Marie Noel	Marie Noel	171-02-0A-097.00-CO
(NAME) 203 Glenstone Circle	(NAME) 203 Glenstone Circle	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, Zachary B. Levine, an unmarried man, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Marie Noel, a single woman , "the Grantee," the following described real estate in Davidson County, Tennessee:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Unit No. 97, in a Horizontal Property Regime as shown on the condominium site plan of Brentwood Villa, Phase 3B, as shown by plat of record in Plat Book 6900, Page 4 and amended in Book 6900, Page 329, of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Zachary B. Levine, an unmarried man by Warranty Deed from Percy D. Williams III, married of record in Instrument No. 20181009-0099921 Register's Office for Davidson County, Tennessee, dated September 17, 2018 and recorded on October 09, 2018.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Unimproved ☐
This is improved ☒ property, known as 203 Glenstone Circle, Brentwood, TN 37027

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 14 day of November, 2025.

Zachary B. Levine

STATE OF California
COUNTY OF Los Angeles

On this 14 day of November, 2025, before me personally appeared Zachary B. Levine, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14 day of November, 2025.

Notary Signature Rosa M. Sisniega
My commission expires: 01-01-2026

ROSA M. SISNIEGA
Notary Public - California
Los Angeles County
Commission # 2389050
My Comm. Expires Jan 1, 2026

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.